



DUCKWOOD SQUARE

EAGAN, MN

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Property Highlights:

Duckwood Square is an attractive neighborhood center located in Eagan's Retail Hub.

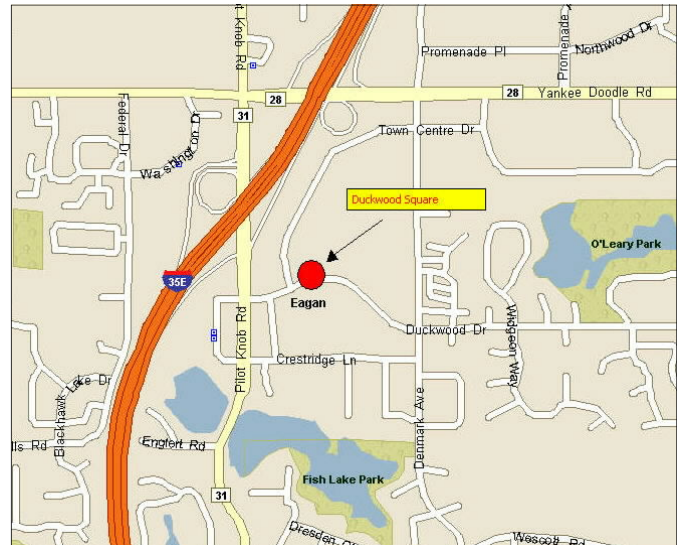
Duckwood has attracted an excellent group of tenants including the Yankee Eye Clinic, Cosmetic Dentistry, Waldeland Jewelry, Baskets on Occasion, Junior's Grill, Enterprise Rent-a-Car, Cost Cutters, Goodyear Tire, Nails First, and, most recently, Snap Fitness.

At last count, Pilot Knob Road alone saw in excess of 32,000 vehicles per day (2007/MNDOT).

Estimated HH Incomes within five miles of Duckwood Square averaged near \$108,000 in 2009.

Only one 1,050 square foot space remains for lease.

Contact listing agents Nancy Murdakes Brown or Derrick Jensen of Suntide Commercial Realty for a showing today.





DUCKWOOD SQUARE

EAGAN, MN

LOCATION 1340 Duckwood Drive, Eagan, MN 55123 (Dakota County)

BUILDING SIZE 24,245 sf

AVAILABLE 1,050 sf

LEASE RATE \$16.00 psf, NNN

CAM \$4.18 psf (2010, est.)

TAXES \$5.22 psf (2010, est.)

TRAFFIC Pilot Knob Rd: 32,000 cars per day
(MNDOT 2007) Duckwood Dr: 8,300 cars per day

CO TENANTS Yankee Eye Clinic, Goodyear Tire, Snap Fitness, Cosmetic Dentistry, Waldeland Jewelry, Junior's Grill, and others

DEMOGRAPHICS (2009)

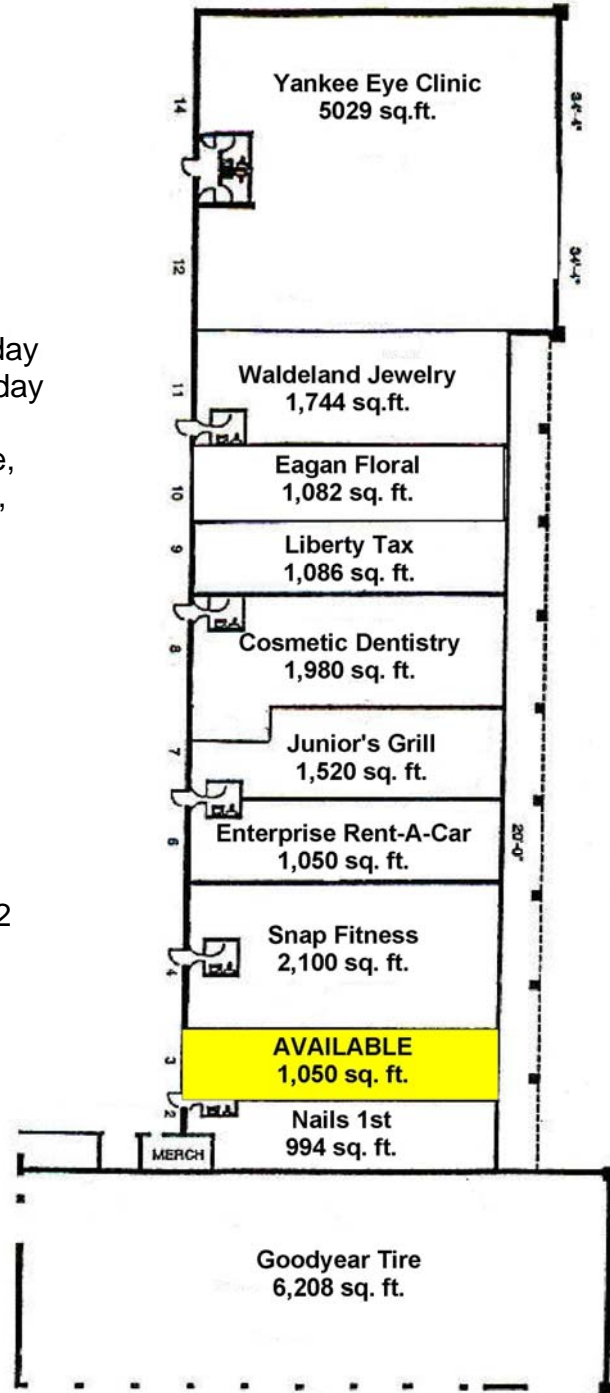
	1 MILE	3 MILE	5 MILE
POPULATION	8,090	56,213	112,640
HOUSEHOLDS	3,639	21,827	43,266
AVG HOUSEHOLD INCOME	\$92,211	\$106,944	\$107,942

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